

**Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
January 14, 2021**

Directors Present: Bob Dykeman, Casey Stewart, Sara Napier, Bernadette Russell, Jamie Bowen, Ben Perez, Jim Boone, Karen Scheidegger

Absent: Nancy Pawlowski

The meeting was called to order at 7:01 PM by President Bob Dykeman, VIA ZOOM. Minutes of the December Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
December 2020

BANK BALANCES

At the end of December 2020, the POA accounts at First Bank had the following balances:

	<u>Nov. Balance</u>	<u>Transactions</u>	<u>December</u>
Checking Account	\$2,449.97		
Obligations paid		-7,609.57	
Road Maintenance Fee		\$4,000.00	
Transfer from MM to CK		\$4,200.00	
\$3,040.40			
Money Market	\$81,317.23		
Interest		6.69	
Transfer from MM to CK		-\$4,200.00	
			\$77,123.92
Road Reserve Fund (RRF)	\$98,518.91		
Interest		8.34	
			<u>\$98,527.25</u>
	POA Bank Total		\$178,691.57

Payments

Vendor invoices paid in the month totaled \$7,609.57 which includes \$6,000.00 to Mark Reynolds for Cashmere Cul-De-Sac Drainage; \$599.49 reimburse Robert Dykeman to repair and replace lighting at the front entrance; \$209.72 reimburse Warren Garbe for materials for drainage report, mailbox signs, property markers and stakes for Rec Area drainage; \$55.00 to All American Fire Protection for Annual Fire Extinguisher maintenance; \$432.98 for Halloween supplies; stamps, envelopes & labels for Annual Ballot and Dues Invoices & supplies for Welcome packet; and the balance of \$312.38 to electric, water and telephone.

October 50/50 was \$55.00. Year to date the income from 50/50 is \$263.00.
(NO 50/50 in March, April, May, June, July, August, September, November & December)

Annual Due

Dues payments deposited this month were \$0.00. Year to date dues payments of \$185,718.00 have been deposited.

Budget

Income in the budget for the year is \$184,600.00 versus actual income of \$199,428.89. Total expenses year to date are \$177,918.74 leaving net income of \$21,510.15.

NOTE ***TRANSFERS WILL BE MADE IN JANUARY FOR THE RESERVE ACCOUNTS.*******

Reserves

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

ROAD RESERVE TOTAL IS: \$98,428.79.

The **General Reserve Fund** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

GENERAL RESERVE TOTAL IS: 54,752.63.

Sara Napier, Treasurer 2020

Secretary's Report *(Bernadette Russell)*

At this time, the leaf pickup has not happened on Chelsea. Things have been delayed due to the rain and COVID infections. All will be completed the week of January 18th.

I think we need to think about incentivizing volunteer work as the same handful of people do most of the volunteering. It was agreed that many of our residents work and cannot volunteer during the week. We have decided to set up volunteer situations for weekends whenever possible. Also, I will talk with Tom Hasbrouk about perhaps moving POA golf to a weekend day. We need to update email addresses for Nancy and Ben.

Committee Reports:

Architectural *(Jamie Bowen)*

OLD BUSINESS

- 599 Cashmere – The homeowner's have removed the timbers and lights outlining the gravel drive and placed a timber blocking access from the drive. I have received a letter that they are awaiting a load of dirt to place over the gravel.

- 785, 786 & 787 Cashmere, construction continues. The builder has agreed to provide a storm drainage plan for the lots designed by a civil engineer.

NEW BUSINESS

- Lot 578 Broadmoor Ct. plans have been received for Architectural approval.
- Lot 707 Essex Ct. plans have been received for Architectural approval.
- Lot 656 Chelsea is requesting a split-rail fence.
- Lot 573 Broadmoor Ct., I met with the property owners to review a project to expand their screened porch and deck.

Roads and Grounds (Jim Boone)

Had 2 volunteers for removing Christmas decorations and also helped with installing brackets in new storage area to hang and keep them off the floor. Also, will be looking for help in early Spring to repair and repaint some items.

Have received 3 estimates for removing the brush, cutting down 6 large trees and cutting off 2 stumps behind the pool down to Golf Course. Azkeca Tree Service \$2700.00, Bobby Branch \$4300.00 and Cushman Tree Service \$2040.00. Will discuss more at meeting.

Jim makes a motion to hire Cushman Tree service to do this work. Jamie seconds the motion.

Looking at discussing following projects for the new year and working with new board members to set priorities.

- Installing new drainage behind swimming pool to Golf Course
- Enhance both sides of the entrance to the pool off Chelsea
- Broadmoor cul-de-sac drainage
- Cleaning up main entrance on right side as you enter off Trace Way—13 trees are down in this area. Cushman will remove (chip if necessary) for \$950.00. We will hold off a bit awaiting the Sedgemore POA commitment to help with the expense of this work.
- Paving projects
- Some type of guard rail for Cashmere cul-da-sac culvert
- Work on a long range plan to clean up undeveloped lots

Also, any other projects that the board members want to talk about, or any that our neighbors have brought up to you. We will send out a blast about speed limit signs and speed bumps to come.

Jim

Recreation (Karen S and Ben Perez)

The tennis and pickle ball courts have been in use. A waiver has been suggested for those outside of our POA that come to play. Play at your own risk signs may need to be erected.

Social Care and Welcome (Nancy Pawlowski)

No report this month.

A volunteer is needed for the CARE Committee as Jerri Hey is stepping down.

JANUARY WELCOME COMMITTEE REPORT

The December Gate Report listed four new families that have moved into Woodmere-Trentwood during the month:

Fransen (730 Chelsea)
Nehls (610 Cashmere)
Benitez & Lobo (618 Chelsea)
Sanchez (722 Chelsea)

We were made aware that Carl & Glenda Nehls had moved into 610 Cashmere in the middle of December so we had a brief conversation with Carl and delivered a folder to them on December 13th. They returned their Information Sheet on December 18th and that information was emailed to the Secretary. We also delivered a Welcome Folder to the Rumbolt's on December 13th. They had moved into 784 Cashmere several months before, but they were never listed on any of the Gate Reports. I was able to have a short visit with Mr. Rumbolt on his porch and apologized that we had not reached out to them sooner. Although I emphasized the importance of the New Resident Information sheet, we have not yet received a completed form from them. We would suggest a follow-up note be delivered. Since they were never on a Gate Report, we have no contact information other than their address. (Bernadette may have their email address. I think he said he was receiving email blasts). We have not delivered folders to the other three new neighbors because some of the information contained in the folders needs to be updated.

This will be our last report since George & I are stepping down and passing along the welcome responsibilities to Karen & Henry Kennedy. I know they will do a great job.

Respectfully submitted,

Leslie Orlovsky

CTA Report (Casey Stewart)

Group Discussions:

CTCC- Dues process discussed for 2021

Utilities- Water increase, should hit next billing cycle. Discussion on \$80 base price for empty house w/o water use.

Fire Dept- 26 calls in 2020, 31 staff, 2 structure fires in last two weeks (1 inside trace)

President Remarks:

Introductions- multiple new members to meeting

Annual Report- review of annual report

Operations Calendar- draft, will be adjusted as weeks progress

Financial Report: (review)

Secretary Report:

Conflict of interest forms

Committee Reports:

Safety and Security – Currently Cpt Lamb is researching SPA's formal responsibility with the role within the POAs (such as open burn, vandalism, etc.) versus calling 911. In years past there possibly was an attestation for POAs allowing SPA access for services. This has caused confusion due to the patrols of streets/neighborhoods done at their shift changes. Currently, SPA is NOT a security force, they are front gate security.

Traceway Roads and Maintenance

South Gate build- hopeful April timeframe for south gate use

Stickers/passes- new passes eventually needed, current front gate is out of warranty, new stickers for back gates will be future stickers/passes (\$20)

Trace Lake Damn Committee- Brush had been cleared from North side of Damn. Engineer is ready, just waiting for South side access approval. Currently the Damn valve is fully open to allow for Dock work/repairs.

New Business

Vision and goal Statement review for 2021. Each member is to submit their contributions by January 28, 2021. Bernadette and Bob will meet to create a new document. It will be forwarded to the board for review prior to the February 11th meeting.

Bob suggests if we are going to continue meeting VIA ZOOM then perhaps we should purchase a license for ZOOM. We have 3 board members with ZOOM accounts. The board doesn't feel this is necessary.

Old Business

Cashmere bridge has been cleared out for now. In the past, letters have been sent to the club to do their part to clean out under this bridge. They have not done this in years. Bob would like to send a letter to the GM at the club to see if they intend to help with this problem. There is a good bit of debris that comes through there and will cause significant issues if not addressed. Sara suggested that Bob meet with Eric, the superintendent at the country club, to discuss this issue.

Bernadette motion to adjourn was made and Ben seconded. Meeting was adjourned at 9:02 pm.

Next meeting is on February 11, 2021.

Respectfully submitted

Bernadette Russell
Secretary, W-T POA Board of Directors